024.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	914,800	/	914,800
USE VALUE:	914,800	/	914,800
ASSESSED:	914,800	/	914,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REILLY ROSE/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	54 WALDO RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REILLY ROSE -
Owner 2:	-
Street 1:	56 WALDO RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5577.000	445,000		469,800	914,800
Total Card	0.128	445,000		469,800	914,800
Total Parcel	0.128	445,000		469,800	914,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.94 | /Parcel: 390.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 15655

GIS Ref

GIS Ref

Insp Date 07/21/17

!1951!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	445,000	0	5,577.	469,800	914,800		Year end	12/23/2021
2021	104	FV	425,000	0	5,577.	469,800	894,800		Year End Roll	12/10/2020
2020	104	FV	425,300	0	5,577.	469,800	895,100	895,100	Year End Roll	12/18/2019
2019	104	FV	332,200	0	5,577.	499,200	831,400	831,400	Year End Roll	1/3/2019
2018	104	FV	332,200	0	5,577.	364,100	696,300	696,300	Year End Roll	12/20/2017
2017	104	FV	332,600	0	5,577.	317,100	649,700	649,700	Year End Roll	1/3/2017
2016	104	FV	332,600	0	5,577.	270,200	602,800	602,800	Year End	1/4/2016
2015	104	FV	296,800	0	5,577.	264,300	561,100	561,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:50:20

LAST REV

Date	Time
10/26/17	18:43:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY ROSE,	56736-353		4/15/2011	Convenience	1	No	No		
REILLY ROSE/TRU	56736-351		4/15/2011	Convenience	1	No	No		
REILLY ROSE	26796-242		11/1/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	15655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2017	1177	Siding	35,979	C				
7/14/2015	940	Redo Kit	23,400		7/14/2015			Remodel kitchen an
2/18/2014	115	Manual	41,150	O				
11/15/2011	1440	Re-Roof	10,643					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
3/7/2014	Info Fm Prmt	EMK	Ellen K
4/30/2009	Measured	163	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5577		Sq. Ft.	Site		0	80.	1.05	1									469,847						469,800	

Total AC/HA:	0.12803	Total SF/SM:	5577	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	469,847	Spl Credit		Total:	469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15287352
Const Adj.:	0.98000199
Adj $ / SQ:	203.367
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644997
Depreciation:	199949
Depreciated Total:	445048

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

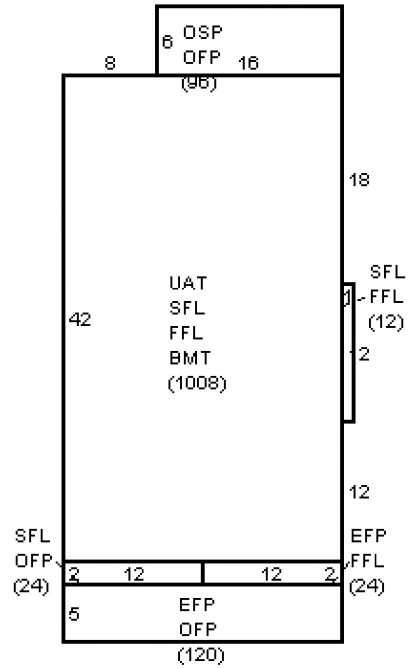
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.37
Special Features:	0	Val/Su Net:	116.25
Final Total:	445000	Val/Su SzAd	213.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	203.370	212,315
SFL	Second Floor	1,044	203.370	212,315
BMT	Basement	1,008	61.010	61,498
UAT	Upper Attic	252	142.360	35,874
OFP	Open Porch	240	22.910	5,498
EFP	Enclos Porch	144	45.210	6,510
OSP	Screen Porch	96	36.320	3,486
	Net Sketched Area:	3,828	Total:	537,496
Size Ad	2088	Gross Area	4584	FinArea 2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	